

CARDOZO SENIOR HIGH SCHOOL



Description: Built in 1916, the Cardozo High School facility was designed by William B. Ittner. Originally called Central High School, the design and construction of the building was overseen by the Municipal Architect, Snowden Ashford. Cardozo is on the National Register of Historic Places and so, it will be modernized to be consistent with its special historical status. The building is in need of expanded gymnasium facilities, which may require an addition. The site is already constrained by topography, the existing building and the existing stadium.

This project is the full modernization of Cardozo High School with additions of a natatorium and gym, in accordance with the Ed Specs will include; exterior restoration, roofing, systems replacement, ADA improvements, phased occupancy, technology enhancements, and sustainable design initiatives. This will bring it up to 21st century DCPS standards for a school for 1100 students. DCPS expects a modernized facility to have operational and efficient building systems, clean and maintainable interior finishes, bright and “healthy” classrooms and public spaces. It should be flexible, functional and focused on both school and community needs. DCPS believes that every child deserves to learn in an environment that supports the delivery of a high-quality education.

Occupant Hours

Cardozo Senior High School is open from 6:00 a.m. until 11:00 p.m. per day, Monday through Friday. On-site engineering coverage is expected Monday through Friday 5:00 a.m. until 5:00 p.m., unless otherwise authorized by COTR.

Chief Engineer

The on-site Chief Engineer shall possess at least a valid 3rd Class Engineers license issued by the District of Columbia.

Operation of Mechanical Equipment after Hours

The Contractor shall be responsible for the operations of mechanical, electrical, and utility equipment at the Cardozo Senior High School at other than normal occupant work hours to prevent damage to the building, or building systems and equipment, due to freezing outdoor temperatures. The Government considers these hours part of basic service and the Contractor will not be reimbursed for these hours. Additionally, the Contractor is responsible for ensuring the building temperature conditions are set properly prior to the end of the day (and adjust remotely as needed) to ensure appropriate comfort for any afterhours events, including but not limited to sporting events.

Phase-in/Mobilization

Contractor shall actively participate in the commissioning process and all training associated with this facility. At a minimum, Key Personnel shall participate and Contractor shall determine what additional staff shall participate. Should commissioning on specific pieces of equipment transpired before contract award, Contractor shall be

provided the same information by the District via DVD, written material, or verbal training; in either case, contractor is expected to have and obtain the knowledge and experience to operate all building equipment.

Repair Reimbursable Deductible Threshold: \$1,500.00

Recognized Holidays

The Government recognizes the following holidays:

1. New Year's Day
2. Martin Luther King's Birthday
3. President's Day
4. Memorial Day
5. July 4th
6. Labor Day
7. Columbus Day
8. Veteran's Day
9. Thanksgiving Day
10. Christmas Day

Note: Should a holiday fall on a weekend, the day designated by the Federal Government shall be recognized as the holiday.

Property Data

- School Name: Cardozo Senior High School
- Address: 1200 Clifton Street NW, Washington D.C
- Ward: 1
- School Capacity: 847
- Current Enrollment: 650

Construction Information

- Construction Type: Renovation / Adaptive re-use / Addition
- Total Building Sq Footage: 354,000 sf
- Garage: Lot above ground
- Substantial Completion: 07/15/2013

LEED/ Sustainable Design Initiatives: Cardozo SHS is planned to achieve LEED Silver certification in compliance with the US Green Building Council's LEED for Schools 2009 rating system criteria. Additional LEED funding is expected from the following sources;

- ARRA Stimulus Funds - Green Roofs (TBD)

Project Team

- Program Manager
- Architects

Firm

DGS/DCPEP
Hartman-Cox
Grimm and Parker

Program Manager

Teresa Luther and Darryl Somerville
Lee Becker, Principal-In-Charge
Stephen Parker, Principal-In-Charge

- Contractor

GCS-Sigal Construction

Kerric Baird, Senior Vice President,
Taryn Morgan, Project Executive,
Sarah Norman, Project Manager